

CITY of NORCO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	25,500
Annual Single-Family Units Permitted (1996-98, Avg.):	31
Annual Multi-Family Units Permitted (1996-98, Avg.):	13
Total Annual Residential Units Permitted (1996-98, Avg.):	44

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> N 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> N 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> Y 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> Y 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> Y 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> N 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> Y 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> Y 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> Y 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> N 18. Police Service Fees	-
<input checked="" type="checkbox"/> Y 6. Grading Permit Fees	Y	<input type="checkbox"/> N 19. Public Safety Fees	-
<input checked="" type="checkbox"/> Y 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> Y 20. School District Fees	Y
<input checked="" type="checkbox"/> Y 8. Mechanical Permit Fees	Y	<input type="checkbox"/> N 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> Y 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> Y 22. Community / Capital Facility Fees	Y
<input checked="" type="checkbox"/> Y 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> Y 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> Y 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> N 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> Y 12. Storm Drainage Connection Fees	N	<input type="checkbox"/> N 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> Y 13. Water Connection Fees	N	<input type="checkbox"/> N 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	<25%
multi-family	not used

v. Nexus Reports

-Norco Municipal Code Section 17.12.070 - park and recreation facilities fee
-all impact fees reviewed annually

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Subdivision in this Jurisdiction:	South of Sixth Street and East of Hillside
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-1/2 street, curb, gutter, pedestrian/equestrian trail, st. trees, st. lights, landscaping, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, pedestrian/equestrian trail, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways
-Common Amenities / Open Space:	-none
-Affordable Housing Dedication:	-none
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association; CC&Rs
-Typical Reporting:	-soils, hydrology or flow study, grading, traffic, others depending on site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	77.10
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	201,750
Total Valuation per 25 Unit Subdivision Model	5,043,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		4,300
Zone Change Application Fee	flat		4,000
Planned Unit Development Fee			-
Site Plan Review Fee	flat		2,000
Tentative Map Fee	4000 flat + 10/lot		4,250
Final Map Fee	1000 flat + 30/lot	60	1,750
Riverside Co. - Environmental Asses. Filing Fee	flat		78
Environmental Assessment / Neg Dec Fee	flat		125
Subtotal Planning Fees			16,503

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	996.50	24,913
Architectural Plan Check Fee	65% of Building Permit Fee @ 647.73/unit		16,193
Fire Department Plan Check	flat per unit	25	625
Engineering Plan Check Fee	4.5% of improvement val'n (500,000)		22,500
Engineering Inspection Fee	4.5% of improvement val'n (500,000)		22,500
Grading Plan Check Fee	deposit ¹		500
Permit Issuance Fee	5/permit	5	125
Electrical Permit Fee	per fixture count	126.50	3,163
Plumbing Permit Fee	per fixture count	133.50	3,338
Mechanical Permit Fee	per fixture count	33.00	825
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	20.18	506
Grading Permit Fee	schedule based on CY		198
Sewer Permit	50/permit	50	1,250
Subtotal Plan Check, Permit & Inspection Fees			96,636

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Corona - Norco School District Impact Fee	2.43 / sf	6,075	151,875
City - Drainage Impact Fee	flat per unit	1,471	36,775
City - Sewer Impact Fee	flat per unit	2,058	51,450
City - Sanitary Sewer Connection Fee	flat per unit	255	6,375
City - Storm Drain Connection Fee	2010 sf @ 0.02/sf of roof area (40.20/unit)		1,005
City - Water Connection Fee	175/meter	175	4,375
City - Water Impact Fee	flat per unit	1,485	37,125
City - Fire Service Fee	flat per unit	1,560	39,000
City - Park & Recreational Facilities Fee	flat per unit	3,060	76,500
City - Trail Development Impact Fee	flat per unit	423	10,575
City - General Development Impact Fee	flat per unit	1,190	29,750
City - Street Development Impact Fee	flat per unit	999	24,975
Edison - Electricity Connection Fee	10/meter	10	250
SoCal Gas - Connection Fee	25/meter	25	625
Subtotal Infrastructure, Impact & District Fees			470,655

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	583,794
Total Fees per Unit (total from above / 25 units)	23,352

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Infill Unit in this Jurisdiction:	East of Hamner Avenue
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway
-Typical Reporting	-soils, hydrology or flow study, grading

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	77.10
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Model	201,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
None			0
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	996.50	997
Architectural Plan Check Fee	65% of Building Permit Fee @ 647.73/unit		648
Fire Department Plan Check	flat per unit	25	25
Grading Plan Check Fee	deposit ¹		500
Building Permit Issuance Fee	5/permit	5	5
Electrical Permit Fee	per fixture count	126.50	127
Plumbing Permit Fee	per fixture count	133.50	134

Mechanical Permit Fee	per fixture count	33.00	33
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	20.18	21
Grading Permit Fee	schedule based on CY		126
Sewer Permit	50/permit	50	50
Subtotal Plan Check, Permit & Inspection Fees			2,666

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Corona - Norco School District Impact Fee	2.43 / sf	6,075	6,075
City - Water Impact Fee	flat per unit	1,485	1,485
City - Drainage Impact Fee	flat per unit	1,471	1,471
City - Wastewater Impact Fee	flat per unit	2,058	2,058
City - Sanitary Sewer Connection Fee	flat per unit	255	255
City - Storm Drain Connection Fee	2010 sf @ 0.02/sf of roof area (40.20/unit)		40
City - Water Connection Fee	175/meter	175	175
City - Fire Service Fee	flat per unit	1,560	1,560
City - Park & Recreational Facilities Fee	flat per unit	3,060	3,060
City - Trail Development Impact Fee	flat per unit	423	423
City - General Development Impact Fee	flat per unit	1,190	1,190
City - Street Development Impact Fee	flat per unit	999	999
Edison - Electricity Connection Fee	10/meter	10	10
SoCal Gas - Connection Fee	25/meter	25	25
Subtotal Infrastructure, Impact & District Fees			18,826

x. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	21,492
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?

No-there are no areas zoned for multi-family development in the city, thus the city has no pricing structure for this type of development.

Notes: ¹ Deposits are based on time and materials, plus a 15% administrative fee.